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Office Hours:	753-2126
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City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

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Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
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City Attorney, City of Bevil Oak, Texas

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So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

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Jefferson County Officers wanted to make sure Santa knew their wish list too!

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Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

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Water, Sewer & User Fees on the Rise

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

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- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

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reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

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Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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reimbursement by FEMA. We have submitted this expense to them.

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Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

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PRSRT STD
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SOUR LAKE, TX
PERMIT NO. 3

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

Mayor Ford,

The City has fielded a number of questions regarding the status of the elected Councilperson for Ward 3. As a result, you asked that I prepare a brief description of the matter for the City's newsletter. This summary is meant to confirm that the Council is closely monitoring the situation surrounding Ward 3's representative. Despite the current uncertainty, I do not believe City operations will be interfered with in any way.

At the City's last regular meeting on November 29, 2018, all duly elected candidates were sworn in and were installed as Councilpersons. The only exception was the elected candidate for Ward 3, Cherilyn Mitchell. Ms. Mitchell's intent to serve as a Councilperson is effectively unknown at this time because she has not transmitted a written declaration to the City. Since there is some uncertainty as to the status of the representative for Ward 3, I wanted to provide a short explanation of the election process.

Around the week of October 25, 2018 the City was contacted by an anonymous citizen regarding whether a candidate, Cherilyn Mitchell, was qualified to run for the Council position for Ward 3. While there are many requirements, the citizen was challenging whether Ms. Mitchell had been residing in Ward 3 for the required six months. As City Attorney, I contacted Ms. Mitchell to notify her of the objection. Ms. Mitchell met with the me on October 25, 2018 to review her application. At that time she indicated there was an error on the application with regard to the amount of time that she had lived in Bevil Oaks. She generally indicated to me that she would be taking action to correct the error after she had time to consider her options. The City did not receive any written information from Ms. Mitchell regarding her application prior to the City election. The Texas Election Code requires withdrawal requests to be filed with the City over two months prior to the election, so the City through the Jefferson County Clerk appropriately proceeded with acceptance (canvassing) of the voting results. Ms. Mitchell was noted as the elected candidate. I contacted her after the election on November 10, 2018 to determine her intent to serve as a Councilperson since the City had not received updated application correspondence or a notice of resignation. Ms. Mitchell indicated to me that she could not serve due to her application status and indicated that she would appear at the City Council meeting to make an announcement. Although she did not inform me of the action, Ms. Mitchell had already apparently sent a "notice of withdrawal" to the Secretary of State of Texas on or about November 8, 2018, but neither the Secretary of State nor Ms. Mitchell has contacted the City to confirm the formal withdrawal. I have, furthermore, attempted to contact Ms. Mitchell in writing since our conversation to determine her intent to be sworn in or to resign. As soon as Ms. Mitchell confirms her intent, the City can proceed with a swearing in ceremony or with the appointment of a replacement. Until that time, the City Council can still conduct business so long as a quorum of duly elected and installed Councilpersons attend a properly noticed open meeting.

Thank you,
Dru Montgomery
City Attorney, City of Bevil Oak, Texas

Christmas In The Park

A great big

THANK YOU

goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

Permit Fee Changes

When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

Some will say, but mine wasn't waived, I had to pay $75. The $75, as discussed during the City Council meeting last year, was not any permit fees. The fees were inspection fees only, and used solely to pay the Building Inspector and his required inspections. After discussions, he agreed to combine inspections to lower the cost, and only charged $25 per required inspection. We contacted other inspectors to see if we could help relieve some of the load on our inspector, only to find the cheapest was $150 per inspection, which would have made the cost to each homeowner $450 instead of the $75 we charged.

Now, a year and 3 months later, the City Council discussed and voted on changes to the permit process at the last City Council meeting. Those changes are now in full effect.

If you have not pulled a permit and started the remodeling process, make sure you do so BEFORE beginning any work. Council voted unanimously to continue waiving all permit fees and only requiring the minimum 3 inspections for anyone who owned the home at the time of the storm. If the appraisal district shows you as the homeowner, the cost remains the $75 until May 31, 2019. That is the strict deadline. If you don't obtain a permit before then, OR if you were NOT the homeowner at the time of the storm, the permit fees have returned to pre-Harvey status.

Please note, however, anyone who has or is working on their home without a permit, is in violation of several ordinances, which can include but not limited to:

- Ordinance 24—Permits Required
- Ordinance 27—Plumbing
- Ordinance 207—Floodplain
- Ordinance216—Trash, garbage, refuse & debris on both public & private property
- Ordinance 239—2012 International Residential Code/International Building Code
- Ordinance 245—Water & Sewer

NOTICE:

If you have received all inspections and completed your rebuild, please contact City Hall for your Certificate of Occupancy if you have not received it yet. Each property is required to have a Certificate of Occupancy before moving back into the home. This task at City Hall has been transferred to Ali Johnson-Greer, so if you have not received yours and should have, contact her immediately so she can get yours completed.

You can reach her via email at Ali@cityofbeviloaks.com, or via the office phone at 409-753-1475.

Water, Sewer & User Fees on the Rise

Many of you have seen the notices sent out to all citizens already, whether you seen it on the back of your water bills, attended a City Council meeting, or watched them live/recorded on Facebook. As with everything in this world, prices go up. But can they come back down? Let's look at a breakdown:

The first increase was voted on and instituted October 1, 2018. This included both the water and sewer increase. The bills, before the increase, were as follows:

- User Fee: $23.50
- Water, 1st meter: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

Beginning October, 2018, the minimum water bill is $23.50 user fee, and $13 each respectively for water and sewer, for a total bill of $49.50, or $52.50 if a secondary meter is present.

Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

If you haven't yet, and would like to review these meetings where Council discussed and voted on these issues, you can see the Facebook Live videos on the City's official Facebook page at Bevil Oaks City. Every meeting held by City Council is broadcasted on Facebook Live for your viewing both during and again any time after the meeting is over.

Paperless Billing

As many of you have already learned, there are some hiccups with the mail service in Bevil Oaks. We have received many reports of mail being delivered to the wrong address, not delivered at all, or even delivered weeks later.

The City starts the new bills process around the 25th of each month. The bills are then printed on the 1st, or closest business day to the 1st as possible. Bills are printed, stamped and mailed. Yet some still don't get their bills for weeks. The utility bills are due on the 21st of each month, unless it falls on a weekend, at which it is due the following business day. As per Ordinance 245, any bill not paid by the close of business on the due date, will be assessed a late fee. This has not changed. The payment MUST be in the office by the due date.

However, in order to make sure you are not assessed late fees and receive your bill on time, you can sign up for paperless billing. Simply email or drop off a statement showing the account number, physical address and email where we can send your bill. Make sure to check the spam folder the first month or so. Make sure to sign the paper and we will make sure it is emailed to you at the beginning of each month.

Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
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A great big

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goes out to everyone who made Christmas in the Park a success again this year!

So many citizens chipped in to make it possible; from the gifts to Santa… We couldn't do it without each and every single one of you.

So many of you give your time, money, donations or ideas to help continue making this little City GREAT AGAIN!!! From the City Council who volunteer their time tirelessly each month, those who donated the bikes, to our very own Santa!

Photo: Justin, Ali (city employee) and little Alex talking to Santa (Mr. Rex Simmons, our very own resident)

Jefferson County Officers wanted to make sure Santa knew their wish list too!

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When the storm hit Bevil Oaks, one of the first items the City Council voted on and approved was to waive all permit fees for anyone fixing their home. This waiver was instituted to be in place for a year, and then reviewed on or after October 1, 2018. This waiver did not include the construction of new homes, but all current homes being fixed.

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- Sewer: $6 for the 1st 1,000 gallons (the minimum payment) & $0.006 per gallon there after
- Water 2nd meter: $3 monthly charge, & $0.006 per gallon, no minimum

As of October 1, 2018, the water and sewer fees increased from $0.006 per gallon, to $0.013 per gallon.
As of January 1, 2019, the user fee increases from $23.50 to $39.90

For a minimum water bill up to September, 2018, it was: $23.50 user fee, and $6 each respectively from water and sewer, for a total bill of $35.50, or $38.50 if a property has a secondary meter.

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Beginning January 1, 2019, the user fee increase will take affect, making a minimum water bill look like this:

User fee: $39.90 and $13 each for water and sewer respectively. This will make the minimum bill $65.90, or $68.90 with two meters.

So, how long will this increase last? Will it ever go back down? The City Council voted to institute a committee to review the income and expenses every 90 days in order to be able to lower these costs as soon as possible. This committee will look at the number of connections, expenses made throughout the quarter, and any income from water and sewer sales. This committee will hold meetings, then report their findings and/or recommendations to the City Council during a regular council meeting. The more homeowners finish their homes and move back in, the faster the rates can start decreasing.

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Grants, Grants, Grants… Where are They?

The City has searched and applied for as many grants as possible. To date, this includes the following:

- **Buyout Grant:** The city applied for and was awarded a FEMA buyout grant that included purchasing and demolishing 4 homes inside Bevil Oaks, back in 2015. All 4 homes have finally been torn down in the last couple of months, almost 4 years later.
- **TPWD grant:** Before the storm, the city was awarded a Texas Parks & Wildlife Grant in the amount of $150,000 as a 50/50 match. This means they will cover $75,000 in approved expenses, and the City had to match those funds. However, the city was allowed to use our land the park was placed on as our part of the funds, so the city would not be out our portion of the $75,000. As you can see, we have completed the playground equipment and pavilion as was sent to TPWD in the grant application.
- **Elevation Grant:** The city applied for, and notified we will be awarded a grant that will allow the city to help up to 31 homes built below the base flood elevation level be raised. We were notified shortly after Harvey, but are still waiting on the actual funds to be received so these homeowners can begin their elevation process and gain a little peace of mind.
- **2-$500,000 grants:** You can read in detail about these two grants in the water & sewer update in this newsletter. Again, as with the elevation grant, funds have not been received at this time. You will also read about another grant we have applied for to help with generators and raising of lift stations in this section.
- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge

IMPORTANT DATES:

January:

1: City Hall will be closed for the holiday

7: Last day to pay any late bills before disconnects

8: Disconnects on past due accounts

21: City Hall will be closed for the holiday

24: Regular Scheduled Council Meeting Will probably be rescheduled as both Kim & Ali will be out of town for training.

Becky Ford, Mayor	781-4440
Danny Fruge, Mayor Pro-Tem Roads, Drainage, Grounds & Utility Maintenance Oversight	880-9840
Council Members:	
Martha Vautrot, Ward 1	363-4168
Tanya Linderman, Ward 1	753-1475
Doug Emmons, Ward 2	880-5205
Michelle Nelson, Ward 2	753-1475
OPEN, Ward 3	xxx-xxxx
Floodplain Administrator/Manager:	
Kimberely Vandver	753-1475
Emergency Management:	
Don Smith	658-8220
Water/Sewer:	
Office Hours:	753-2126
Emergency AFTER Hours:	755-7377
City Employees:	
Ali Johnson-Greer, Shannah Stacey	753-1475

City of Bevil Oaks
13560 River Oaks Blvd
Beaumont, TX 77713

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

January 2019

Wait… What?

I Voted For Ward 3 Councilperson… So Where Are They?

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- **2-$2,000,000 grants:** The city has been notified, but again no funds received, that we are eligible for 2 two million dollar grants. One for acquiring homes at after flood value, and one for infrastructure. However, as stated before, we must qualify for these grants, which would require a certain amount of citizens to be below their threshold of income. This is why many of you have filled out the survey and turned it back in to City Hall. However, we are steadily working to get these requirements changed, so it isn't based on income, but rather emergent need since the City was completely devastated. When we know more, we will keep you updated on these grants.
- **2 Entergy grants:** Entergy has awarded, and we have received, 2 grants. One in the amount of $15,000 to help offset some of the costs of recovery, and one to help with expenses for Christmas in the Park in the amount of $951.

We are continually searching for additional grants and will apply for them as we can. Please note, however, with all the grants we have applied for and even been notified of award post-Harvey, Entergy is the only ones we have received any actual money from since the storm.

TTHM Update

The TCEQ informed us recently that the levels of TTHM (Total Trihaolomethanes) in the November samples were, as expected, back in the acceptable range of less than 0.080 mg/l. The TCEQ takes these samples themselves. The city has been required quarterly to report that the samples have been out of spec due to the method in which the TCEQ calculates these values. They calculate these values by a method they refer to as LOCATIONAL RUNNING ANNUAL AVERAGE (LRAA) where they use the last 4 quarters to calculate this value. With each new quarter of results, the oldest quarter drops off out of the 4 quarter calculation. As a reminder, the only quarter that was out of spec was November of 2017 after the system sat dormant for about 3 weeks before being brought back on line allowing the TTHM levels to soar in the storage tanks and water mains. Trihalomethanes are formed as a byproduct of the disinfectant *chlorine* that is used to treat our drinking water when it comes into contact with naturally occurring organic and inorganic matter in water. In our case as in many of the drinking water systems around the area, the organic matter that causes this problem is *Bromides* that are prevalent at this time.

As mentioned in a previous mail-out, we hope to not have this problem any longer but there is no guarantee. Should this problem arise down the road and persist going forward, there are treatment options available that may have to be used to treat this condition; none of them are inexpensive. Since last December when we met with the TCEQ to discuss this problem, we have been following their suggestions as to how to minimize this condition with relatively good success and will continue to do so in hopes of reducing this condition. Hopefully, fingers crossed, you will not hear of this problem again.

Water & Sewer Update

As has been reported and most are aware, the city has received two $500,000 grants from the TEXAS WATER DEVELOPMENT BOARD (TWBD), one to repair or replace damaged equipment in our water plant and the other to repair or replace damaged equipment in our sewer system. Neither of these systems have been repaired since the flood. The water plant is operating on dried out electrical components plus a couple of other components that eventually had to be replaced. The new main sewer lift station had all of its electrical components as well as the new Motor Control Panel that had just been installed and brought online about a year earlier ruined as well. This panel was a digitally operated panel and therefore was a complete loss and could not be dried out like the old analogue components at the water plant. The labor and material to replace just this one component was well over a $100,000. So, in early October of ’17, we installed a rental diesel bypass pump to pump our effluent to Beaumont for treatment while we waited to hear from not only our insurance carrier but also from FEMA in order to make a determination as to how we should proceed with repairs. About the time that we received our insurance payment from our carrier in January of ’18, FEMA informed us that they wanted us to explore applying to FEMA for mitigation funds to raise our utility infrastructure up above the flood threat level. We had already advertised for and selected an engineering firm to design and bid out our utility repairs when FEMA made this request, so we asked them to investigate this issue. Sometime in March or April, we found out that TWDB had grant money available that we could apply for that we could use to raise our utility infrastructure, so we asked our engineering firm to pursue a grant for both water as well as sewer repairs. In May, we learned that we were more than likely going to be approved for BOTH grants.

At this point, now that we understood HOW our repairs were going to be paid for and WHERE the money was going to come from, we asked our engineering firm to design a bare minimum method that we could use to place the main sewer lift station back on Entergy power and eliminate the need for the diesel bypass pump. They started this process in early June. After designing a control panel or motor starter panel to run the pumps, they took bids from manufactures that made these devices and then took bids from local electrical contractors to install them as well as build a temporary electrical service to power the pumps. Between a long delivery schedule to manufacture the panel as well as the correct procurement process to adhere to FEMA guide lines in case we wanted to submit this expense to FEMA for reimbursement, the whole process culminated in placing the electric pumps back on line in early October. Roughly half of the cost of the diesel bypass pump rental was covered by our insurance company and the other half is allowable for

reimbursement by FEMA. We have submitted this expense to them.

It should be noted that when dealing with grants that are funded by the federal government, MOST require that you CANNOT spend your money ahead of the grant being funded to you to make these repairs or improvements and expect these cost to be paid by the grant.

At present, the two grants that we have been awarded will be funded into our account around the first of the new year. The engineering has been started for the water plant as there is a procedure in place to start the engineering ahead of the grant being funded. The project for the water plant consist of a galvanized elevated platform that all of the electrical components and control panels will be installed inside of a small metal building on top of the platform. In addition, a generator of sufficient size will be installed on this platform as well that will not only power the water plant but also WELL #3 at the back of the property that has its own individual service and was not previously serviced by the generator at the water plant that was lost.

The general time line for the water plant project is to advertise for bid in late February with a construction start in April or May and completion next October. The cost for this project is expected to exceed the $500,000 grant and we will have to make up the difference using our insurance proceeds that we have already received. How much we have to spend out of our proceeds will not be known until we receive the bids in the spring.

The sewer project will lag the water project by about two months and will basically be just like the water plant in that all equipment will be installed on an elevated platform along with a generator. Again, this project is expected to cost more than the grant amount with the city having to pay the difference out of its insurance money.

The Texas Water Development Board, which is a bank of sorts to municipalities in Texas, had another round of grant money available starting in September of this year. They have received this money from the Federal Government or FEMA. We have applied for another grant of $500,000 to elevate the electrical components for at least two of the neighborhood lift stations, the River Oaks Boulevard and the Riverbend locations, and supply them with generators as well. We have just last week learned that the TWDB is looking favorably on our application and we expect to hear some type of formal reply from them in the near future. Again, we anticipate that these projects will run over the grant amount and we will have to either spend our money to complete them or pare down the projects if necessary to get them to the $500K level if we are not able to pay anymore by that time. Luckily, that’s a decision for down the road when we know more about our finances.

The best thing about these grants from the TWDB is that, they are funded up front and we receive the whole amount up front if we qualify. With a FEMA “grant”, nearly all of them are of a reimbursable nature, which means you have to spend your money first and then submit all of your expenses and information to them for review and then after they “nickel & dime” you with items the deem not reimbursable or allowable, then they will pay you whatever THEY feel is correct. This process generally takes 3 to 5 years to culminate. If you are like Bevil Oaks, and don’t have the money to make these repairs on your own, submit them to FEMA and then wait for reimbursement, then the Texas Department of Emergency Management will make us a low interest loan to carry us through until we receive money from FEMA. These grants from TWDB are a God send to a small community like Bevil Oaks!

We are aware that having to operate on dried out or re-habbed parts for our water plant is not ideal as well as having to operate without a generators during power outages is a huge inconvenience to everyone, but with all that we have to gain by going down the path that we are on, it will make this process worthwhile in the long run and the citizens of Bevil Oaks will not have to endure this type of loss or situation again. We think the wait will be worth the rewards.

Mayor Ford
Mayor Pro Tem Danny Fruge